



113 (1F1) Comiston Road
MORNINGSIDE | EDINBURGH | EH10 6AQ

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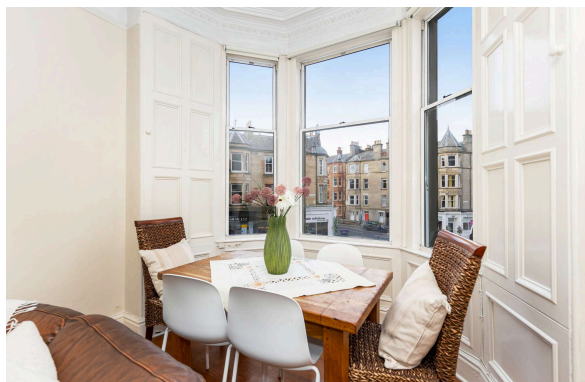
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Set in the heart of Morningside in a handsome traditional tenement, moments from excellent amenities, first rate schools and vast open green spaces, this spacious first floor apartment would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming and spacious entrance hallway with two deep storage cupboards, a bright bay windowed lounge with ornate cornicing, feature fireplace and generous dining space, a contemporary kitchen with attractive units, a large master bedroom with walk in cupboard/study space and elegant en-suite shower room, a second well-proportioned double bedroom and the flat is completed by a stylish main bathroom with shower over bath.

- Heart of Morningside location close to excellent amenities
- Welcoming and spacious hallway
- Bright bay windowed lounge with detailed cornicing
- Contemporary kitchen with attractive units
- Two large double bedrooms
- Two bathrooms
- Communal garden

All fixtures and fittings will be included in the sale, furniture can be negotiated separately.

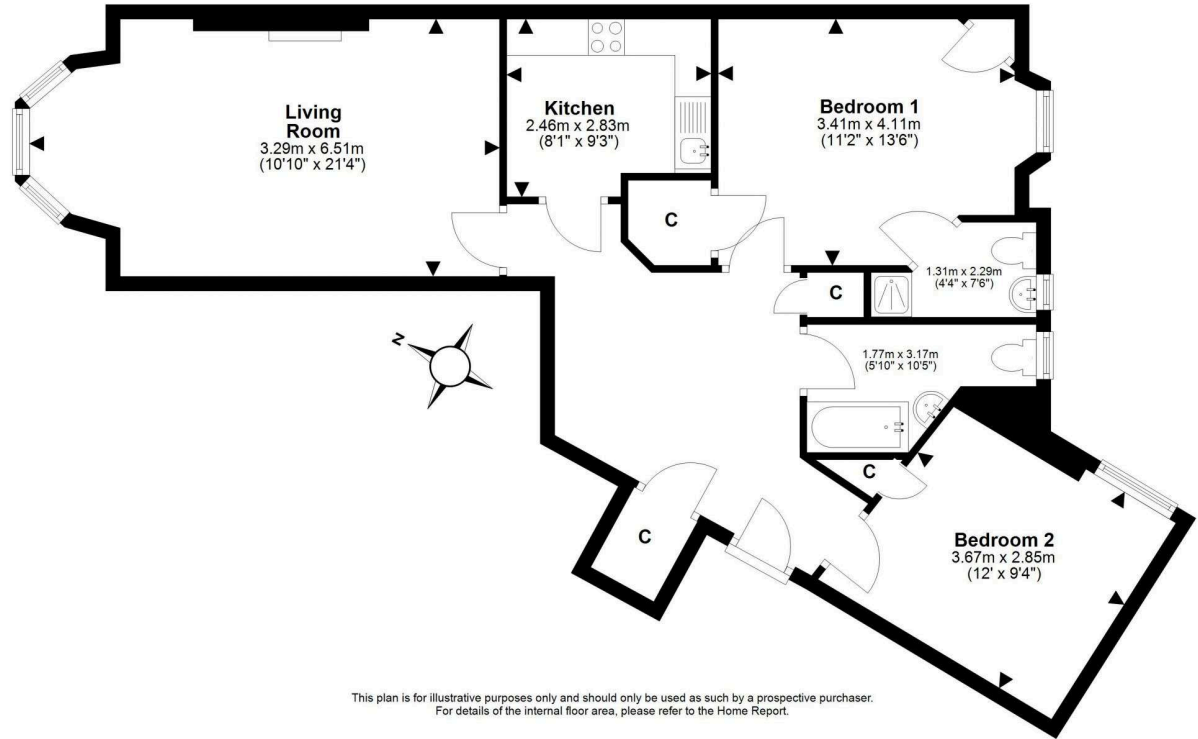
Council tax C and Energy rating C

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Morningside is a highly sought-after area just a short distance to the south of the city centre. It has long been regarded as one of Edinburgh's premier addresses and boasts some of the best independent amenities in Edinburgh: artisan bars, restaurants, cafes, supermarkets, a post office, a bank, a private nursery, a theatre and even an independent cinema. The property is in the catchment area for first rate primary/secondary, state/private schools. Napier University is nearby with other universities easily accessible via public transport links. In addition, Blackford Pond, the Hermitage, Braid Hills and Braidburn Valley Park offer an excellent variety of beautiful walks for people of all ages. The city bypass is easily accessible and the city centre itself can be reached quickly by foot, car or public transport.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.

22 St. Patrick Square, Edinburgh, EH8 9EY | 176 Portobello High Street, Edinburgh, EH15 1EX | 247B St John's Road, Edinburgh, EH12 7XD

0131 667 0232

property@warnersllp.com

warnersllp.com

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